

# **Approved Minutes of the Strandview Tower Condominium Association Regular Meeting of the Board of Directors**

**Thursday March 10, 2016 at 9 am in Pool Area**

## **1. Call to Order, Establish a Quorum, Proof of Notice:**

Meeting called to order by President Vic B. at 9 am. Quorum established with 4 of 5 directors present; notice posted as required by law

Joe Walker, Mgr. and Sherry Walker, CAM, Mgr. of Walker Property Management present

Owners present: Frank, Norm, Barb, Joe, Bev, Rick

**2. Approval of Minutes of Feb 11 Meeting:** Al made a motion to accept the minutes as corrected; Ben 2<sup>nd</sup>; passed

## **3. Manager's Report: Joe:**

-Maximum Pest Control was here on Wednesday

-Roof to be cleaned in April

-Bullseye Irrigation evaluated the pump and suggested running until cannot stand the noise.

Replacement pump approximately \$500.00. Submersible pump \$1100.00

-Thyssen Krupp was called and was out for repair

-Florida Fire Systems will be doing the quarterly testing on 3/24/16

Al stated that he replaced five emergency batteries; one light, a plug cover, repaired an umbrella and secured the tile strips on floors 1 & 7 with tap cons

**4. President's Report: Vic:** Thanks to Al for his work and also to Norm for checking toilets for leaks

**5. Treasurer's Report: Al:** At this time there is \$44305 in operating. May be about \$2-\$5K short after insurance is paid

## **6. Old Business:**

**a. Painting Project Progress Report: Ben; Completion of Screen Replacement; Status of Fence**

**Replacement:** Painting is done. Screens are done. The fence is in final stages as the permits have been obtained and final fence selection (5' rather than a 4') Need to be put on the schedule

**b. Termination of "occupancy status" experiment: Vic:** The experiment in the elevator has failed. WPM to continue to receive guest information and forward to the Board.

**c. Elevator maintenance issues: Al:** There was a recent call in to Thyssen Krupp. Al states that it is NOT an overtime issue. At the end of the second quarter, will be changing over to Taylor. Need to confirm their pricing and find out what they need. Get keys back from TK; Send service discontinuation letter the 3<sup>rd</sup> or 4<sup>th</sup> week of March

**d. Status of Unit/Guest Parking Exchanges:** No parking changes were requested

**e. Status of Unit 704 rental advertisement: Vic:** the ads have all been changed and there are no existing problems

**f. Status of unit 703 repairs: Ben:** Bill is going to take care of it

**g. Status of black algae remediation in pool: Al:** The pool has been treated; presently adding calcium to harden the algae to make it die. Improving

**h. Final review and approval of Technical Specs: Ben/Dennis:** Handed out the document. Board to review and send any changes to Ben. Vic and Ben will edit for the next meeting

**i. Discussion of possible Rules & Regs changes (D.10): Vic:** Need to amend where the maintenance to be done in accordance with technical specs will be. Vic to have statement for next meeting

**j. Any other appropriate old business:** none

## **7. New Business**

**a. Approval of WPM/STCA Management Agreement: Vic:** Agreement to be signed after meeting. Al made a motion to have the President approve and sign the agreement. Ben 2<sup>nd</sup>; passed

**b. Any other appropriate new business:** Discussion on beach raking. Ben made a motion to temporarily discontinue the beach raking. Pete 2<sup>nd</sup>; passed. WPM to notify Perry's Raking Discussion of setting the water heater for pool at 86\*. At this time the heater requires repair. The pool guys will look at it. No action taken

**8. Adjourn:** Pete made a motion to adjourn; Ben 2<sup>nd</sup>. Passed. Meeting adjourned at 9:34am